

ARCHITECTURAL REVIEW BOARD

March 3, 1986

MEMBERS PRESENT: Paul Cable
Norm Dooley
Stewart Harrod
Jouett Sheeting
Richard Taylor (5)

MEMBERS ABSENT: None (0)

There being a quorum, the meeting was called to order by Chairman Sheeting.

A motion was made by Mr. Harrod to approve the December 10, 1986 minutes as submitted. The motion was seconded by Mr. Dooley and carried unanimously.

The first item on the agenda was a request from Mrs. C. Vickers for approval for exterior remodeling for property located at 442 Stanley Street. Solar Age was the agent for Ms. Vickers. Mr. Randy Shipp, City Main Street Manager, gave the staff report for this item. Mr. Shipp stated the property is zoned Special Capital and is a one story frame structure. He stated that at this time, several of the windows are broken out or the glass is cracked. Mr. Shipp stated that the rear portion of the structure is in an advanced state of deterioration. He added that the north wall of this room, as well as the floor, are missing. The whole section of this structure has settled badly. In addition, the small front porch is collapsing.

Mr. Shipp stated that the applicant proposes to completely rehabilitate the structure at 442 Stanley Street. There are four major areas involved. The deteriorated rear portion will be removed and a new addition put back in its place. It will be similar to what was originally there. The front porch will be removed and replaced with a simple stoop. The broken windows will be repaired to weatherize the house. Finally, the entire structure will be covered with artificial siding. Mr. Shipp stated that Sections 17.102 A, 17.102 C, 17.102 D, 17.102 F and 17.102 H of the Zoning District Regulations apply to this request and should be considered.

Mr. Ed Boggs, of Solar Age, was present and stated that 4 over 4 wood grain siding would be used. He stated that 4" wood is on the structure now. He stated that the eaves and trim would also be sided and they would be the same length and width as currently exists.

Ms. Martha Bushwald of 210 Briar Cliff, and Mr. Berdine Gay of 213 W. Todd, were present and both had parking concerns and concerned about the upkeep of the property.

Mr. Boggs stated that the house was being remodeled as a single family dwelling and that the property did have a driveway to the side to be used as parking.

Following further discussion, a motion was made by Mr. Dooley that the request be approved a Certificate of Appropriateness be issued. The motion was seconded by Mr. Harrod and carried unanimously.

The next item of business was a request from the Housing Assistance Corporation of Frankfort/Franklin County for approval for exterior rehabilitation at 208 Briar Cliff. Mr. Shipp gave the staff report for this item. He stated that the property is zoned Special Capital and the structure is constructed on a modified "L" floorplan. The front portion is apparently of frame construction but is covered with asbestos shingles. The rear portion, which is obviously a later addition, is constructed of concrete blocks. These blocks have been left exposed.

At this time, the main entrance to this structure is in the front portion, adjacent to the public sidewalk. This entrance is protected by a small covered porch, which is in a state of disrepair.

Mr. Shipp stated that the applicant proposes to do extensive exterior remodeling on the structure. The following is a listing of the proposed work items:

1. Remove the deteriorated front porch and porch roof.
2. Remove the existing front door and replace it with two sash windows to match those in the rest of the house.
3. Remove the existing sash windows and replace them with new, more energy efficient sash windows that will fit the existing opening.
4. Install a new porch and roof on the west elevation of the front portion at the point where it joins the concrete block addition.
5. Replace the existing basement door, on the north elevation, with a new metal door. The glass panels in this door will be similar to those in the existing door.
6. Remove one window from the east elevation of the front portion. This space will be infilled.
7. Remove one window from the west elevation of the concrete block addition. This space will be infilled.
8. Cover all exterior surfaces with vinyl or aluminum siding.

Mr. Shipp stated that Sections 17.102 A, 17.102 C, 17.102 E and 17.102 F of the Zoning District Regulations were applicable for this request.

Mr. Gary Scott, architect for this project, stated that the character of the house would be matched, including the trim work. Following further discussion, a motion was made by Mr. Cable and seconded by Mr. Taylor to approve the request and issue a Certificate of Appropriateness. The motion carried unanimously.

The next item of business was a request from the Housing Assistance Corporation of Frankfort/Franklin County for approval for exterior rehabilitation at 231 E. Second Street. Mr. Shipp gave the staff report on this request. Mr. Shipp stated that the property was zoned Special Capital and the applicant proposes to rehabilitate the exterior of the structure at 231 E. Second Street. Mr. Shipp stated that the primary work areas include the relining of the existing box gutters, repair the roof flashing around the chimneys, repair damaged areas of the bay window on the north elevation and covering the deteriorated wood siding with vinyl or aluminum siding. Mr. Shipp stated that Sections 17.102 A, 17.102 B, 17.102 D and 17.102 F of the regulations would apply to this request. Mr. Shipp stated that if the application of artificial siding is approved by the Board, the staff would request that no siding be applied to the porch, bay window or over the fish scale shingles.

Mr. Gary Scott, architect for this project, stated that the bay window would not be covered with siding; only the flat portions would be covered and that no molding would be covered. He stated that no corrugated soffit materials would be used.

Mr. Scott stated they wanted the house to have the same character as it does now. Following further discussion, a motion was made by Mr. Dooley to approve the request as follows: To approve the exterior remodeling at 231 E. Second Street as outlined in the staff report, with the stipulations that the ornate front porch, the bay window and fish scale shingles not have siding put over them and that they should be retained and that the crown mold be approved by Randy Shipp before it is installed. The motion was seconded by Mr. Harrod. The motion carried unanimously.

The next item of business was election of officers for 1986. Mr. Taylor nominated Mr. Cable for chairman. The motion was seconded by Mr. Dooley and carried unanimously.

Mr. Taylor nominated Mr. Sheeting as Vice-Chairman. The motion was seconded by Mr. Dooley and carried unanimously.

A motion was made by Mr. Harrod to adjourn. The motion was seconded by Mr. Dooley and carried unanimously.

CHAIRMAN